

Docket Item #16 & 17
BAR CASE #2004-0042
& 2004-0043

BAR Meeting
April 7, 2004

ISSUE: Addition, alterations and Waiver of Rooftop Screening Requirement

APPLICANT: Charles Huettner

LOCATION: 216 South Fayette Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #15 must be approved before this docket item can be considered.

DISCUSSION:

Applicant's Description of the Undertaking:

“Request approval for one story addition with pergola at rear of property. New iron railing at front door. New a/c condenser location on roof without screening.”

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and a rear addition as well as approval of the Waiver of the Vision Clearance requirement for the rowhouse at 216 South Fayette Street.

Addition

A one story new addition is proposed to be constructed at the rear of the house. The addition will be 13'4" in length and extend lot line to lot line, 13.8'. The addition will have three multi-light clad doors with clad simulated divided light transoms above each door. The roof of the addition will be metal and it will be surmounted by a cupola with simulated divided light windows and a metal roof. The north side of the addition will be clad in cementitious siding. The addition will have a brick base.

The addition will exit onto a new wood deck approximately 13' in length which will be covered by an open wood pergola. A section of wood railing will be installed at the center of the deck over a new entrance to the basement level of the house. A pair of wood steps with iron railings, at the north and south ends, leads to the garden level. The steps will have slate treads.

Alterations

A new iron newel and railing will be installed at the front door.

Waiver of the rooftop screening requirement

A roof mounted a/c unit is proposed to be installed on the roof of the existing rowhouse. The proposal is to not screen the unit.

The rear of the property is visible from South Henry Street as well as a public alley running east west on the north end of the block.

History and Analysis:

216 South Fayette Street is one of a row of five two story, two bay attached frame rowhouses which date from the late 19th century. There is a late 20th century addition in the rear.

Proposed improvements comply with zoning ordinance requirements.

Addition

The proposed addition uses traditional architectural design elements combined in a manner that has a contemporary feeling with expansive amounts of glazing. Staff has no objection to the design for the addition because it is at the rear of the house and is attached to a late 20th century addition and because it has only minimal visibility from the public right-of-way.

Alteration

Staff has no objection to the new newel and railing at the front steps which is historically appropriate for the period of the house.

Waiver of the rooftop screening requirement

Staff also does not object to the waiver of the rooftop screen requirement. Adding screening to the rooftop will add addition mass to the roof and serve to draw more visual attention to the units than if they were left unscreened. Further, the house is set relatively far back from the public right-of-way and the rooftop equipment will not be prominently visible.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- F-1 The proposed project requests to breach a fire rated separation wall between 216 and 218 South Fayette Street and interconnect both addresses. The USBC prohibits openings in walls within 3 feet of the property line, regardless of ownership. In order to proceed with the proposed project as submitted, the applicant will have to combine both lots into a single lot of record.

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance.

- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

- C-4 A soils report must be submitted with the building permit application.

- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

- C-10 Structural calculations are required to verify the ability of the existing roof to support the

additional weight of the A/C unit (USBC).

Historic Alexandria

No comment.

Alexandria Archaeology:

There is low potential for this project to disturb significant archaeological resources. No archaeological action is required.